

IN RE: PETITION FOR RESIDENTIAL VARIANCE\* BEFORE THE  
S/S Colmar Road, 225' E of Lenore Court  
(1820 Colmar Road)  
1st Election District  
2nd Councilmanic District  
Richard J. Shaw, et ux  
Petitioners

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit a side yard setback of 6 inches in lieu of the required 10 feet and a sum of the side yards of 2.6 feet in lieu of the minimum required 25 feet for a proposed addition in accordance with Petitioner's Exhibit 1.

The Petitioners originally filed the instant Petition through the Administrative Variance process. After reviewing the case file, the Zoning Commissioner concluded that a public hearing was necessary to determine the appropriateness of the relief requested.

At the hearing, the Petitioners, by Richard Shaw, appeared and stated that they no longer wished to pursue the matter and requested a withdrawal.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 31st day of January, 1991 that the Petition for Residential Variance be and the same is hereby DISMISSED without prejudice.

*J. Robert Haines*  
J. ROBERT HAINES  
Zoning Commissioner  
for Baltimore County

JRH:bjs

cc: Mr. & Mrs. Richard J. Shaw  
1820 Colmar Road, Baltimore, Md. 21207  
People's Counsel: File

## PETITION FOR RESIDENTIAL VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, petition for a Variance from Section

S.208.3 (1955 Regs.) To permit an existing dwelling to have a proposed addition constructed

in the side yard with a minimum side yard setback of 6 inches in lieu of the required 10 feet

AND a sum of side yards of 2 ft., 6 inches in lieu of the required 25 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reason (indicate hardship or practical difficulty)

Existing house sits on a concrete slab preventing access to the sewer system, in the front yard. Would like to add and bath or powderroom, at the same time create larger beds family room. This would also permit an additional entrance to the house in case of fire. Property is to be advertised and/or posted as prescribed by Zoning Regulations. "See Attached"

I, or we, agree to pay expenses of the above Variance posting and, if necessary, advertising, upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalty of perjury, that I/we are the legal owner(s) of the property which is the subject of this petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City/State/Zip Code

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Attorney's telephone number

Legal Owner(s):

(Type or Print Name)

Signature

Address

City/State/Zip Code

Name, address and phone number of legal owner, contract purchaser or representative to be contacted.

Address

City/State/Zip Code

Name

Address

City/State/Zip Code

ORDERED by the Zoning Commissioner of Baltimore County, this 12th day of Oct, 1990, that the subject matter of this petition be posted on the property on or before the 31st day of Oct, 1990.

*J. Robert Haines*  
J. ROBERT HAINES  
Zoning Commissioner of Baltimore County

A PUBLIC HEARING HAVING BEEN REQUESTED AND/OR FOUND TO BE REQUIRED, IT IS FURTHER ORDERED by the Zoning Commissioner of Baltimore County, this 27th day of Nov, 1990, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that the property be reposted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 109, County Office Building in Towson, Baltimore County, on the 1st day of Dec, 1990, at 10 o'clock, AM.

FILED 10/12/90 BY JRL  
ORDER RECEIVED FOR FILING  
Date 11/30/91  
By JRL

Baltimore County Zoning Commissioner County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204		Account: R-001-6150 Number H9100159	receipt No 3647
Date	10/11/90		
PUBLIC HEARING FEES	QTY	PRICE	
010 - ZONING VARIANCE (IRL)	1 X	\$35.00	
080 - POSTING SIGNS / ADVERTISING	1 X	\$25.00	
TOTAL:		\$60.00	
LAST NAME OF OWNER: SHAW			
CASHIER VALIDATION:		Please make checks payable to: Baltimore County	
3440440053HCHRC BA C01143AM10-12-90		\$60.00	

## CERTIFICATE OF PUBLICATION

TOWSON, MD., 1-3, 1991  
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 12-30, 1990

THE JEFFERSONIAN.

*S. Zeke Orlin*  
S. Zeke Orlin  
Publisher

\$ 34.14

NOTICE OF HEARING  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property situate in Baltimore County, at the County Office Building, located at 111 West Chesapeake Avenue in Towson, Maryland 21204 at 10:00 a.m. on Tuesday, Dec. 31, 1990 at 10:00 a.m.  
Petitioner(s):  
Richard J. Shaw, et ux  
Hearing Date: Tuesday, Dec. 31, 1990 at 10:00 a.m.  
Variance: to permit an existing dwelling to have a proposed addition constructed in the side yard of 6 inches in lieu of the required 10 feet AND a sum of side yards of 2 ft., 6 inches in lieu of the required 25 feet.  
J. ROBERT HAINES  
Zoning Commissioner of Baltimore County  
12/20/90 Dec. 20.

The House had the existing boundaries when I moved there four years ago. I purchased the home with the thought of a potential bath later. unknowingly the home sits completely on a concrete slab with the only sewer connection in the front, for the breaking through of the existing concrete flooring would constitute undo hardship and expense opposed too laying a sewer line around the outside of the house. My family is presently larger than before the inconvenience of one bath gets a little harder as time goes on. I simply weighed the building on of a bath opposed to moving and I simply find this to be my only alternative

91-152-A

## AFFIDAVIT

IN SUPPORT OF RESIDENTIAL ZONING VARIANCE

91-152-A

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/does presently or upon settlement will reside at 1820 Colmar Road (Address)

That based upon personal knowledge, the following are the facts upon which I/we base the request for a Residential Zoning Variance at the above address: (Indicate hardship or practical difficulty)

See practical difficulty on front page

That Affiant(s) acknowledge(s) that if protest is filed, Affiant(s) will be required to pay a reporting and advertising fee and may be required to provide additional information.

*Richard J. Shaw*  
AFFIANT (Handwritten Signature)  
Richard J. Shaw  
AFFIANT (Printed Name)

*Hattie Mae Shaw*  
AFFIANT (Handwritten Signature)  
Hattie Mae Shaw  
AFFIANT (Printed Name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 11th day of October, 1990, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Richard J. Shaw

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal.

10-11-90  
DATE

*Jois A. Shawver*  
NOTARY PUBLIC  
My Commission Expires: July 1, 1994

The Description  
Beginning AT A Point on The south side of Colmar Road which is Thirty Feet wide AT THE DISTANCE OF TWO HUNDRED & TWENTY FIVE FEET of the centerline of the nearest improved intersecting street, Lenore Court, which is Thirty Feet wide. Being Lot #25, Block B, Section "D" in the subdivision of "The Meadows" as Recorded in Baltimore County Plat Book # 23, Folio #145 containing fourteen thousand square feet. Also known as 1820 Colmar Road and located in the #01 Election District

91-152-A

## CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

91-152-A

District: 1st Date of Posting: 1-8-91  
Posted for: Variance  
Petitioner: Richard J. Shaw et ux  
Location of property: 515 of Colmar Road, 225' E of Lenore Court  
Location of Sign: on front of 1820 Colmar Road  
Remarks: See Date  
Posted by: S. Zeke Orlin Date of return: 1-11-91  
Number of Signs: 1

## CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

91-153-A

District: 1st Date of Posting: November 5, 1990  
Posted for: Residential Variance  
Petitioner: Richard J. Shaw et ux  
Location of property: 515 Colmar Road, 225' E of Lenore Court  
Location of Sign: on front of 1820 Colmar Road  
Remarks: See Date  
Posted by: S. Zeke Orlin Date of return: November 9, 1990  
Number of Signs: 1

Baltimore County  
Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Account: R-001-6150  
Number

91-152

Date

Please Make Checks Payable To: Baltimore County  
3440440053HCHRC  
BA C01143AM10-12-90

\$82.15

Cashier Validation







BALTIMORE COUNTY, MARYLAND  
INTEROFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: October 26, 1990  
FROM: Robert W. Bowling, P.E.  
RE: Zoning Advisory Committee Meeting  
for November 7, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 147, 159, 161, 162 and 163. Also, we have no comments on Items 162 and 112.

Items 413 revised and 148 County Review Group meetings are required.

For Item 189, a County Review Group Meeting may be required. Davidson Street is proposed as a 30-foot paving section on a 50-foot right-of-way (15-foot widening is required). Drainage from the proposed parking area is directed to rear of adjacent Lot #6.

Robert W. Bowling, P.E., Chief  
Developers Engineering Division

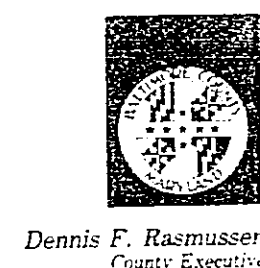
RWB:s

Baltimore County  
Zoning Commissioner  
Office of Planning and Zoning  
Towson, Maryland 21204  
(410) 887-3353

J. Robert Haines  
Zoning Commissioner

November 27, 1990

Mr. & Mrs. Richard J. Shaw  
1820 Colmar Road  
Baltimore, Maryland 21207



Re: 91-152-A  
CASE NUMBER: 91-152-A  
LOCATION: S/S Colmar Road, 225' E of Lenore Court  
1820 Colmar Road

Dear Petitioner:

By Order of the Zoning Commissioner's Office, dated November 27, 1990, this matter must be scheduled for a public hearing.

Formal notification of the hearing date will be forwarded to you shortly. As you recall, it will now be necessary to run notice of the hearing in two local newspapers. You will be billed for these advertising costs.

If you have any questions, please do not hesitate to contact this office.

Very truly yours,

G. G. Stephens  
(301) 887-3391

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

March 15, 1991

887-3353

Mr. & Mrs. Richard J. Shaw  
1820 Colmar Road  
Baltimore, Maryland 21207

Re: Petition for Zoning Variance  
CASE NUMBER: 91-152-A

Dear Mr. & Mrs. Shaw

Records indicate a balance due of \$93.16 for advertising and posting pertaining to the above referenced matter.

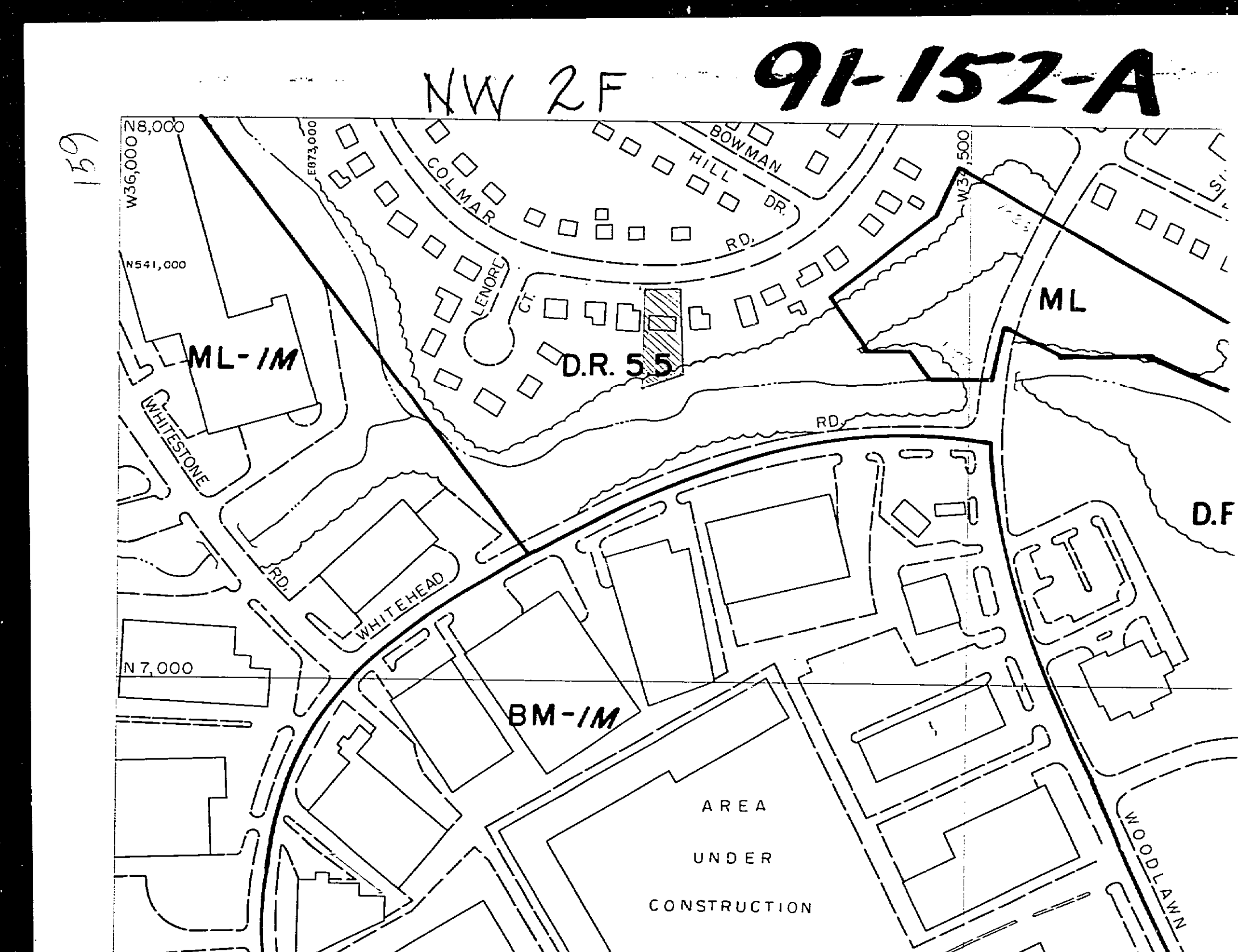
Please be advised that should payment not be received within two weeks of the date of this letter, this matter will be forwarded to the Law Office. Collection efforts will then proceed through the Courts.

Your anticipated cooperation, in forwarding your check to the Zoning Office, 111 W. Chesapeake Avenue, Towson, Maryland 21204, Attention: Mrs. Stephens, is appreciated.

Very truly yours,

J. ROBERT HAINES  
ZONING COMMISSIONER  
BALTIMORE COUNTY

JRH:gs

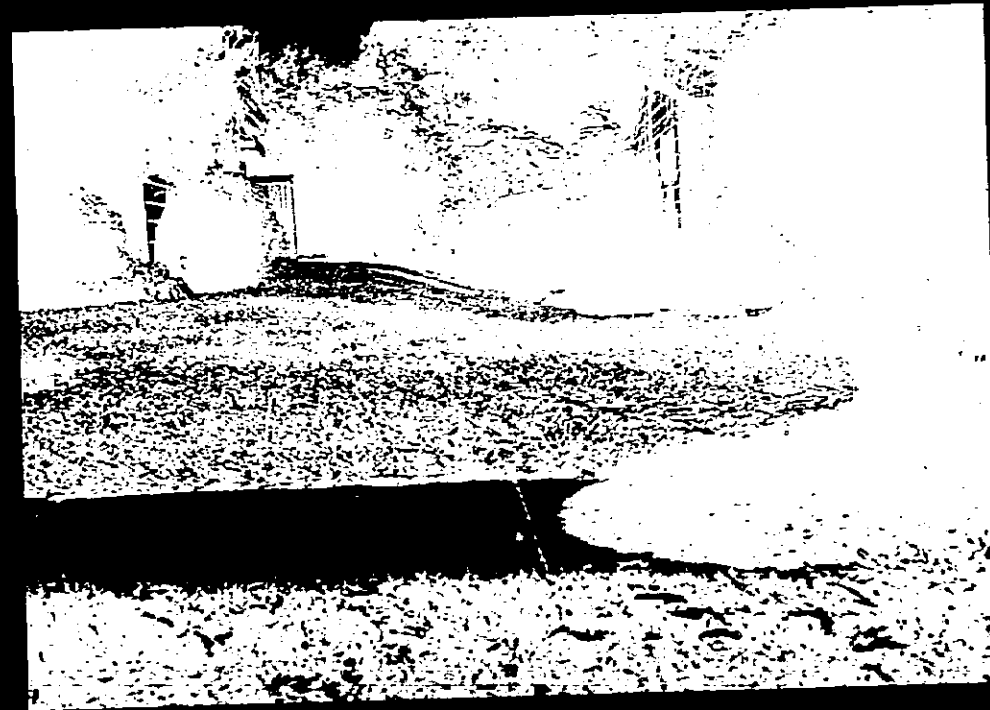




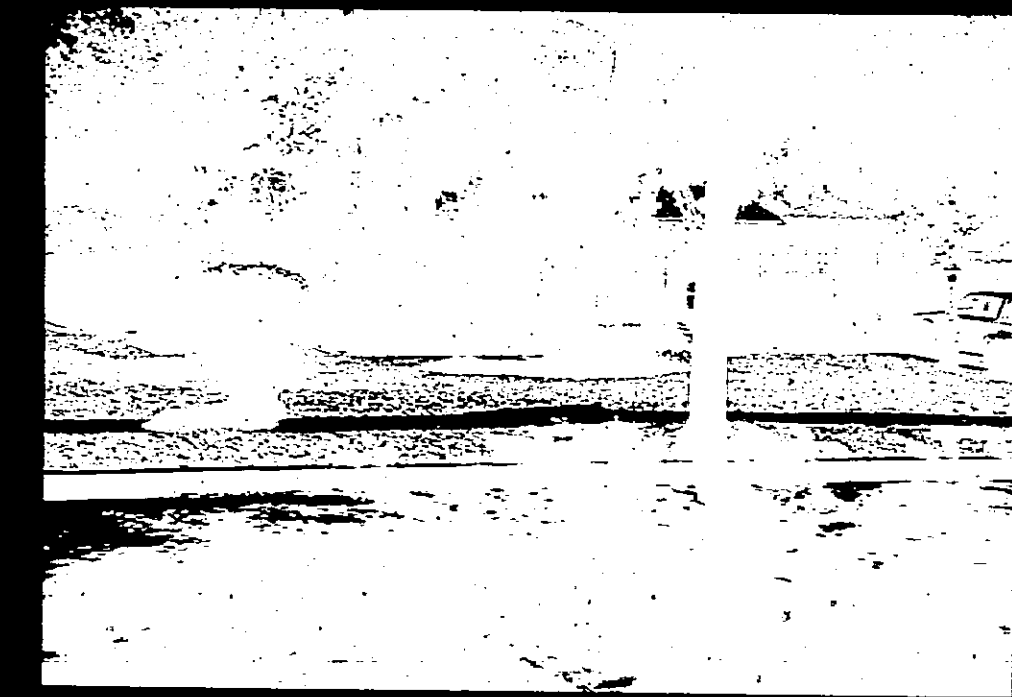
CASE #: 91-152-A SE #: 91-152-A SE #: 91-152-A ASE #: 91-152-A ASE #: 91-152-A



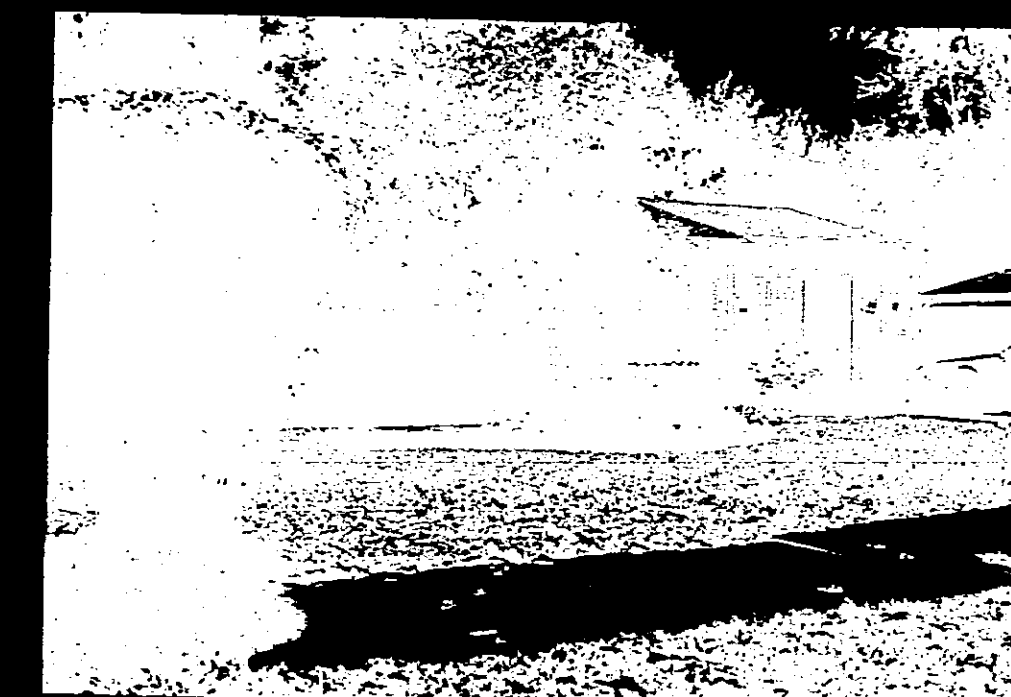
See sister cleanout.



Distance between neighbors house.



Addition would be from left side of shed forward to end of house.



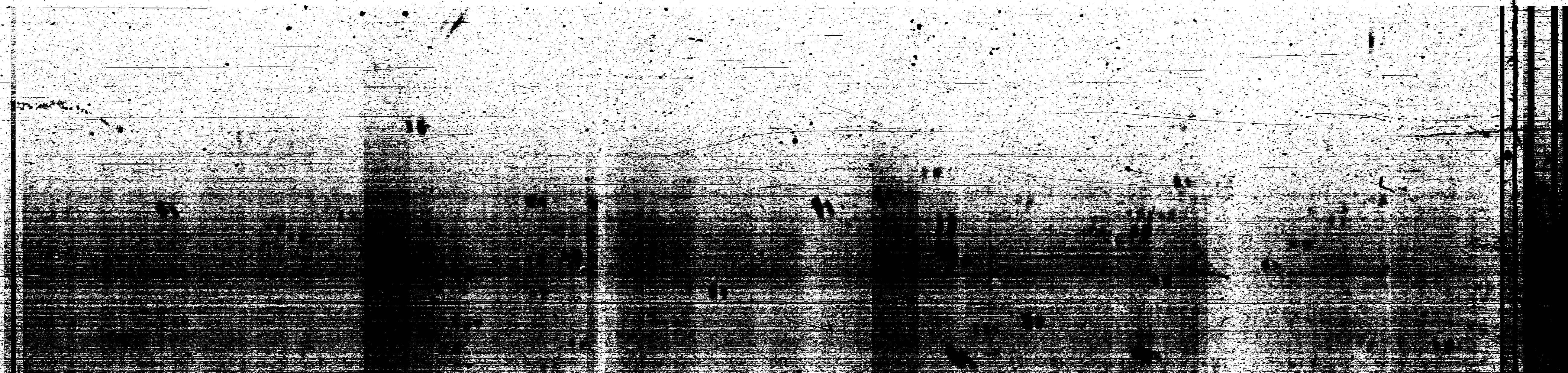
PETITIONER'S  
EXHIBIT #

PETITIONER'S  
EXHIBIT #

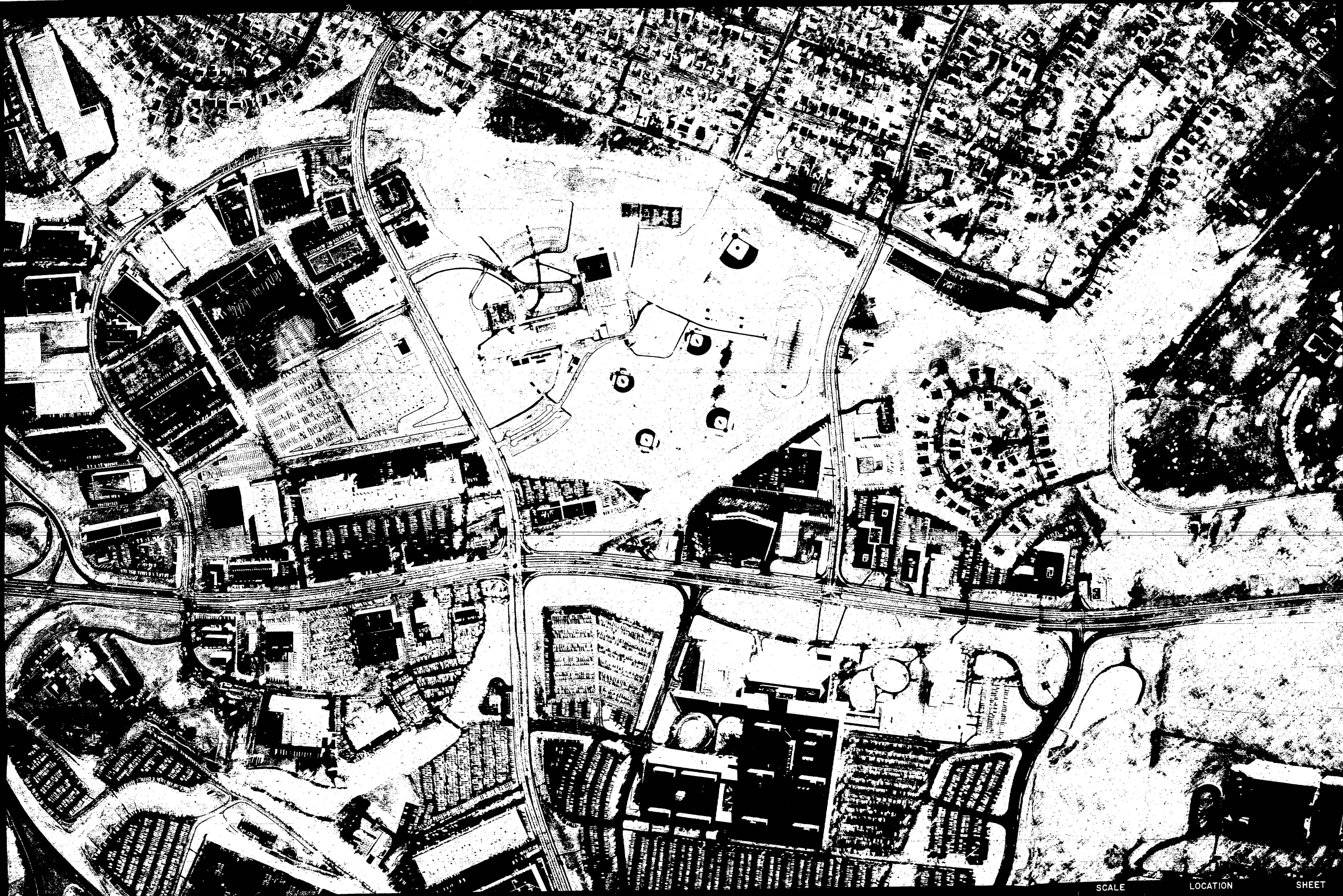
PETITIONER'S  
EXHIBIT #

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EXHIBIT #







BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W.V. 25401

SCALE  
1" = 200' ±  
DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

LOCATION  
WOODLAWN

91-152-A

SHEET  
N.W.  
2-F

MICROFILM

159